

056.0

Map

0002

Block

0024.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 843,100 /

USE VALUE: 843,100 /

ASSESSed: 843,100 /

Total Card /

Total Parcel

843,100

843,100

843,100

PROPERTY LOCATION

030 -32 LAUREL ST, ARLINGTON

Unit #:

Owner 1: GOSHDIGIAN REALTY LLC

Owner 2:

Owner 3:

Street 1: 63 MINUTEMAN DR

Street 2:

Twn/City: CONCORD

St/Prov: MA Cntry Own Occ: N

Postal: 01742 Type:

OWNERSHIP

Owner 1: GOSHDIGIAN VIOLET TRUSTEE -

Owner 2: MASS AVE & LAUREL ST TRUST -

Street 1: 1077 MASS AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2613 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item Code Description % Item Code Description

Z R3 THREE FA 100 water

o Sewer

n Electri

Census: Exmpt

Flood Haz:

D Topo 1 Level

s Street

t Gas:

LAND SECTION (First 7 lines only)

Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 3825 Sq. Ft. Site 0 70. 1.40 11 374,325 374,300

IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value

104 3825.000 468,800 374,300 843,100

Total Card 0.088 468,800 374,300 843,100

Total Parcel 0.088 468,800 374,300 843,100

Source: Market Adj Cost Total Value per SQ unit /Card: 322.66 /Parcel: 322.66

PREVIOUS ASSESSMENT

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022 104 FV 468,800 0 3,825. 374,300 843,100 Year end 12/23/2021

2021 104 FV 446,800 0 3,825. 374,300 821,100 Year End Roll 12/10/2020

2020 104 FV 446,900 0 3,825. 374,300 821,200 821,200 Year End Roll 12/18/2019

2019 104 FV 344,000 0 3,825. 374,300 718,300 718,300 Year End Roll 1/3/2019

2018 104 FV 346,400 0 3,825. 251,300 597,700 597,700 Year End Roll 12/20/2017

2017 104 FV 324,400 0 3,825. 240,600 565,000 565,000 Year End Roll 1/3/2017

2016 104 FV 324,400 0 3,825. 219,200 543,600 543,600 Year End 1/4/2016

2015 104 FV 288,200 0 3,825. 176,500 464,700 464,700 Year End Roll 12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

GOSHDIGIAN VIOL 46889-529 1/27/2006 Family 1 No No

GOSHDIGIAN VIOL 25328-203 5/8/1995 1 No No A

BUILDING PERMITS

Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

1/9/2020 73 Insulate 10,310 C

ACTIVITY INFORMATION

Date Result By Name

5/24/2018 Inspected CC Chris C

5/18/2009 Measured 372 PATRIOT

2/10/2000 Inspected 276 PATRIOT

1/6/2000 Measured 263 PATRIOT

12/1/1991 PM Peter M

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.08781 Total SF/SM: 3825 Parcel LUC: 104 Two Family Prime NB Desc ARLINGTON Total: 374,325 Spl Credit Total: 374,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling aporo 2023

Legal Description

User Acct

37365

GIS Ref

GIS Ref

Insp Date

05/24/18

!4633!

PRINT

Date Time

12/30/21 00:52:42

LAST REV

Date Time

03/17/20 11:35:06

danam

4633

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PAT ACCT.

